



6 Vicarage Road

Rushden, Northamptonshire NN10 0BF



Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley are delighted to offer this modern, two storey, three bedroom house with large en-suite to the master bedroom and off road parking for one vehicle leading to a single garage. The property benefits from gas radiator central heating, double glazing and a ground floor cloakroom and briefly comprises entrance hall, downstairs WC, modern kitchen and lounge/dining room with French doors leading to the rear garden to the ground floor. To the first floor there is a spacious landing, master bedroom with en-suite, two further bedrooms and modern bathroom with shower over the bath. Externally there is an enclosed rear garden with gated side access leading to a single garage and off road parking. One small pet may be considered by the Landlord for an extra pet payment of £50.00 per calendar month. Available around the middle of March. Viewing is highly recommended to avoid disappointment. EPC Rating C. Council Tax Band C

£1,195 PCM



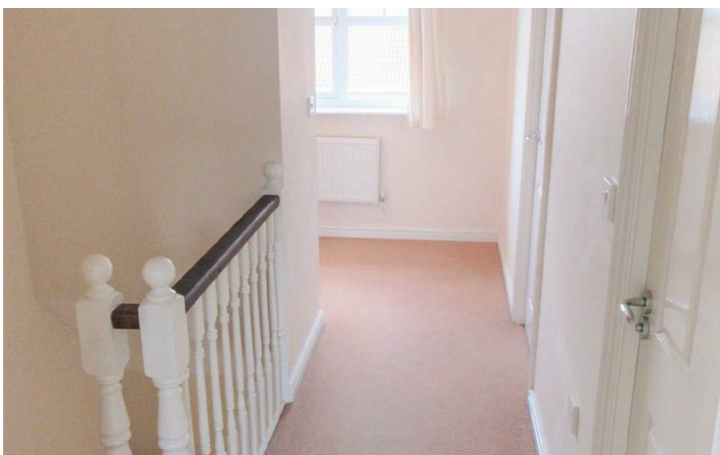
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3



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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